

OVERVIEW OF THE EXISTING NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

§10-2011(e):

Neighborhood Conservation Overlay District.

The Neighborhood Conservation Overlay District is intended to preserve and enhance the general quality and appearance of older neighborhoods, for it is recognized that built environmental characteristics are a major part of the identity and positive image of the City. Through the regulation of street design, greenways, rights-of-way and built environmental characteristics, the Overlay District stabilizes and improves property values and promotes local design qualities. By respecting the context of existing built environmental characteristics, the Neighborhood Conservation Overlay District reduces conflicts between new construction and existing development, and it encourages compatible infill development.

§10-2165(d)(3):

(3) Neighborhood Conservation Overlay District.

a. Locational guidelines.

Except for applications filed by the City, the Planning Department is further instructed not to accept applications for zoning or rezoning property to a Neighborhood Conservation Overlay District unless the application meets all the following:

1. Is requesting that either at least fifteen (15) acres be zoned Neighborhood Conservation District or that an existing Neighborhood Conservation Overlay District be extended.
2. Is signed by a majority of the property owners within the area sought to be zoned Neighborhood Conservation Overlay.
3. Is applied to property which is at least seventy-five (75) per cent developed.

Cross reference: *Locational guidelines for designating a Neighborhood Conservation Overlay District §10-2054(f)(1).*

b. Preparation and adoption of Neighborhood Plan.

No application to zone or rezone property to a Neighborhood Conservation Overlay District shall be accepted as pending unless or until the Planning Department has been directed to prepare a Neighborhood Plan by the City Council. Failure to adopt a Neighborhood Plan within one hundred eighty (180) days following the decision of the Council to prepare such a plan shall automatically void the pending request to zone or rezone the property a Neighborhood Conservation Overlay District unless City Council finds that:

1. A request for extension of the time period, not to exceed ninety (90) days, has been made by the task force or any affected property owner prior to the expiration date; and
2. The delay in completion of the plan has been caused by circumstances outside the control of the task force or could not have been prevented by due diligence.